



\* £850,000- £900,000 \* Proudly positioned on Kingswood Chase, Leigh-on-Sea, this impressive semi-detached house offers a clever mix of modern and spacious living and family comfort. As a nearly new build, this executive residence boasts five spacious bedrooms and three well-appointed bathrooms, making it an ideal home for families seeking both space and style. Upon entering, you are greeted by an open hallway leading to a stunning bay fronted lounge, complete with a contemporary media wall, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the expansive kitchen family room, which features a separate utility room and opens seamlessly onto a large west-facing rear garden. This outdoor space is perfect for enjoying sunny afternoons and hosting gatherings. The generously sized master bedroom occupies the top floor and includes a luxurious en-suite shower room, providing a private retreat for the homeowners. Additionally, the property benefits from a convenient downstairs WC, enhancing the practicality of family living. Situated on a popular road, this home is within walking distance to the vibrant Leigh Broadway, where you can find an array of shops, cafes, and restaurants. For those who enjoy the outdoors, Belfairs Woods and Golf Course are also nearby, offering beautiful green spaces for leisurely walks and recreational activities. With parking available for two vehicles, this property combines modern amenities with a prime location, making it a fantastic opportunity for anyone looking to settle in this charming part of Essex.

- Stunning 2000 sq ft family home
- Generous kitchen/family room with separate utility
- Five good-sized bedrooms
- 5 Year ICW warranty
- Accommodation spread over three floors
- Underfloor heating to the downstairs
- Spacious second-floor master bedroom with en-suite
- Three-piece family bathroom, downstairs wc and two en-suite shower rooms
- West Facing Garden to the Rear with outbuilding
- Sought after area, close to travel links, schools and amenities

## Kingswood Chase

Leigh-on-Sea

**£850,000**

Price Guide



# Kingswood Chase



## Frontage

Block paved driveway creating parking for two large vehicles, side access to the rear garden, hedging to either side, outside lighting, door to:

## Entrance Hallway

20'0" x 13'3">6'7"

Smooth ceiling with inset spotlights, new composite entrance door to the front, decorative wall panelling, carpeted stairs rising to the first floor landing with understairs storage, tiled flooring with underfloor heating, door to:

## Bay-Fronted Lounge

19'7" into the bay x 12'4"

Smooth ceiling with inset spotlights, double-glazed bay window to the front, feature media wall, inset shelving with inset spotlights, radiator, Herringbone style wood effect luxury vinyl with underfloor heating.

## Downstairs WC

5'8 x 4'9

Smooth ceiling with inset spotlights, low-level WC, wall mounted vanity unit wash basin, fully tiled walls, inset shelf, tiled flooring with underfloor heating.

## Kitchen Family Room

24'0 x 19'5

Smooth ceiling with inset spotlights and three feature drop-down pendant lights, large double-glazed skylight, double-glazed bi-folding doors to the rear opening out onto the garden, space for an eight-seater dining table, feature acoustic sound panelled wall, storage unit, double-glazed wooden double doors back through to the entrance hallway. Modern wooden handleless kitchen comprising of; wall and base level units with a waterfall quartz worktop, inset ceramic sink with draining grooves and a chrome boiler/filter tap, integrated combination microwave, integrated double oven, integrated fridge, integrated freezer, centre island with a waterfall quartz worktop, four-ring electric hob with an extractor fan above, integrated dishwasher, pan drawers, tiled flooring with underfloor heating, door to:

## Utility Room

8'4 x 4'6

Smooth ceiling with inset spotlights, double-glazed door to the side leading out to the side access, wall and base level units with a waterfall quartz worktop, inset ceramic sink with draining grooves with a chrome mixer tap, extractor fan, space for a washing machine and tumble dryer on a stacker system, space for an American-style fridge freezer, tiled flooring with underfloor heating.

## First Floor Landing

16'0 x 8'8

Smooth ceiling with inset spotlights, carpeted stairs rising to the first-floor landing, doors to all first-floor rooms.

## Bedroom Two

15'9>9'2 x 9'9

Smooth ceiling with inset spotlights, double-glazed window to the rear overlooking the garden, carpet, door to;

## En-Suite to Bedroom Two

5'9 x 5'8

Smooth ceiling with inset spotlights, shower cubicle with a rainfall head, low-level WC, wall-mounted vanity unit wash basin, part tiled walls, tiled flooring.

## Bedroom Three

15'5 x 10'7

Smooth ceiling with instant spotlights, double-glazed box bay windows to the front with inset plantation shutter blinds, radiator, herringbone style wood effect luxury vinyl.

## Bedroom Four

10'9 x 8'4

Smooth ceiling with inset spotlights, double-glazed window to the front, decorative wall panelling, radiator, herringbone style wood effect luxury vinyl.

## Bedroom Five/Dressing Room

10'0 x 9'1

Smooth ceiling with inset spotlights, double-glazed window to the rear overlooking the garden, space for floor-to-ceiling wardrobes, radiator, carpet.

## Three-Piece Bathroom

8'8 x 5'9

Smooth ceiling with inset spotlights and an extractor fan, tiled bath with a rainfall head and shower hose, low-level WC, wall-mounted vanity unit wash basin, inset shelving, fully tiled walls, tiled flooring.

## Second Floor Landing

Smooth ceiling with inset spotlights, carpet, cupboard housing the boiler, door to:

## Bedroom One

25'7 x 13'0

Smooth ceiling with inset spotlights, double-glazed window to the rear overlooking the garden, built-in floor-to-ceiling mirrored door wardrobes, radiator, carpet, door to:

## En-Suite to Bedroom One

11'1 x 4'6

Smooth ceiling with inset spotlights, walk-in shower with a rainfall head, low-level WC, vanity unit wash basin, glass shelves, wall-mounted chrome heated towel rail, part tiled walls, tiled flooring.

## West Facing Rear Garden

Commences a paved patio area with the remainder AstroTurf, seating area on the patio ideal for entertaining, outbuilding to the very rear, fencing to either side, outside lighting, outside electric points, outside tap, side access back to the front driveway.

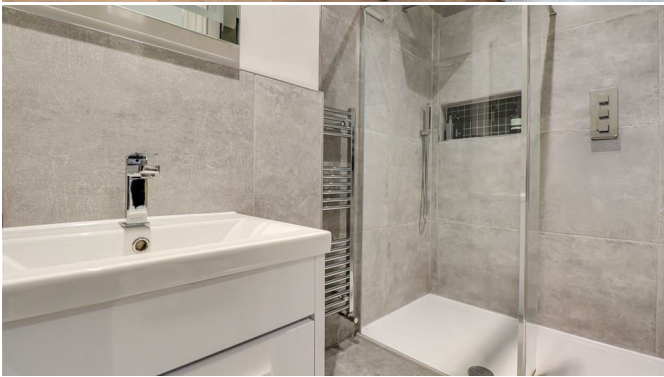
## Outbuilding

Double-glazed window to the front, double-glazed door to the front leading out to the rear garden.

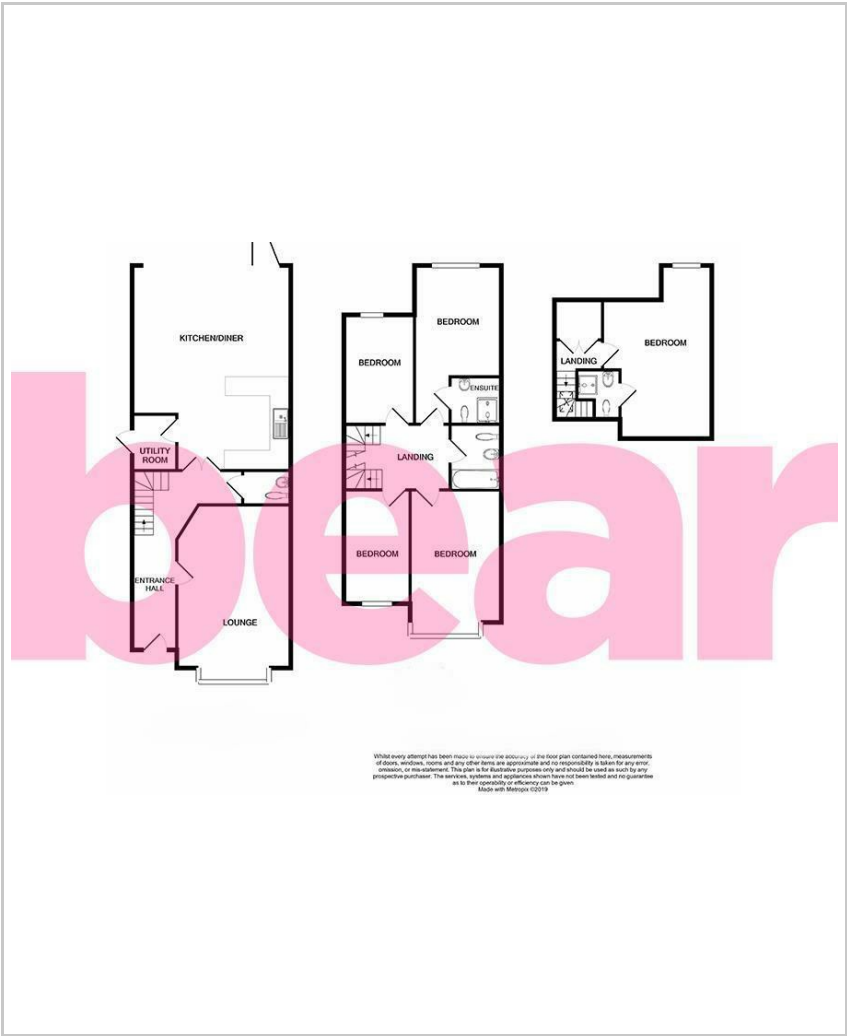
## Agents notes

The property still has another 5 years under the 'ICW' new build warranty scheme.

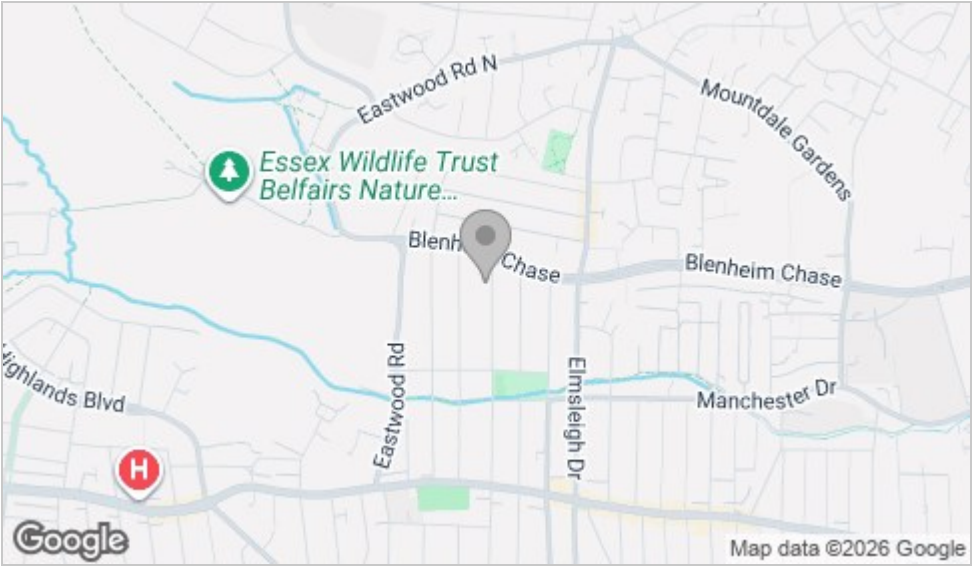
The property has a fully wired in CCTV system



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

